

## KENTUCKY REAL ESTATE APPRAISERS BOARD

### TYPE OF MEETING

Regular Meeting

### DATE AND LOCATION

April 23, 2010 – 9:00 a.m. – 135 W. Irvine Street, Suite 301, Richmond, KY

### PRESIDING OFFICER

Dorsey Hall, Chair

### ROLL CALL

#### Present:

Dorsey Hall, Chair  
Sam E. Blackburn, Vice Chair  
G. Herbert Pritchett, Board Member  
Harold Brantley, Board Member

#### Present Also:

Larry Disney, Executive Director  
Angie Thomas, Staff Assistant  
James Grawe, Board Counsel  
Dennis Badger, Investigator

#### Absent:

Loren Huff, Board Member

Chair, Dorsey Hall opened the meeting and welcomed the guest. The guests in attendance were Tom Veit and Mark Johnson.

Mr. Mark Johnson appeared and spoke upon issues involving budgetary matters for Boards and Commission.

Motion by Harold Brantley, second by Herbert Pritchett and the Board unanimously approved the March 26, 2010 minutes.

## EDUCATION

Motion by Sam Blackburn, second by Harold Brantley and the Board unanimously agreed to revise the regulation for distance education fees from \$100.00 to \$200.00 per course.

Motion by Sam Blackburn, second by Harold Brantley and the Board unanimously agreed to approve the following education courses for fiscal year 2010-2011:

- (1) Dynasty School – Four distance education QE courses and three distance education CE courses: (Renewals)
  - (a) Online Residential Site Valuation and Cost Approach – 15 Hours QE
  - (b) Online Residential Marketability & Highest and Best Use – 15 hours QE
  - (c) Online Report Writing – 15 hours QE
  - (d) Online Residential Sales Comparison & Income Approach – 30 hours QE  
(this course does comply with the requirement for Kentucky appraiser applicants to complete 15 hours of Basic Income Property Appraising)
  - (e) 2010-2011 Online National USPAP Update Course – 7 hours CE
  - (f) Online Mortgage Fraud – A Dangerous Business – 7 hours CE
  - (g) Online FHA & VA Appraisal Basic – 7 hours CE
- (2) Dynasty School – One distance education CE course – Initial Approval
  - (a) Online Income Approach – An Overview – 7 hours CE
- (3) Career Webschool – Seven distance education QE courses and six distance education CE courses: (Renewals)
  - (a) Online Basic Appraisal Principles – 30 hours QE
  - (b) Online Basic Appraisal Procedures – 30 hours QE
  - (c) Online 2010-2011 National USPAP Course – 15 hours QE
  - (d) Online Residential Appraiser Site Valuation and Cost Approach – 15 hours QE and 14 hours CE
  - (e) Online Residential Market Analysis and Highest & Best Use – 15 hours QE and 14 hours CE
  - (f) Online Residential Report Writing & Case Studies – 15 hours QE and 14 hours CE
  - (g) Online Residential Sales Comparison & Income Approach – 30 hours QE
  - (h) Online A URAR Form Review – 7 hours CE
  - (i) Online Appraisal Methods – 14 hours CE
  - (j) Online 2010-2011 National USPAP Update – 7 hours CE
- (4) McKissock – Eleven distance education QE courses and twenty-three distance education CE courses and five classroom CE courses: (Renewals)  
QE Virtual Classroom
  - (a) 2010-2011 National USPAP Equivalency Course – 15 hours QE Virtual
  - (b) Advanced Residential Applications and Case Studies – 15 hours QE Virtual
  - (c) Appraisal Subject Matter Electives – 20 hours QE Virtual

- (d) Basic Appraisal Principles – 30 hours QE Virtual
- (e) Basic Appraisal Procedures – 30 hours QE Virtual
- (f) Residential Appraisal Site Valuation & Cost Approach – 15 hours QE Virtual
- (g) Residential Income Approach – 30 hours QE Virtual
- (h) Residential Market Analysis & Highest & Best Use – 15 hours QE Virtual
- (i) Residential Report Writing and Case Studies – 15 hours QE Virtual
- (j) Residential Sales Comparison and Income Approaches – 30 hours QE Virtual
- (k) Statistics, Modeling & Finance – 15 hours QE Virtual

**CE Virtual Classroom**

- (a) 2010-2011 National USPAP Update – 7 hours CE Virtual
- (b) 2-4 Family Finesse – 7 hours CE Virtual
- (c) Ad Valorem Tax Consultation – 3 hours CE Virtual
- (d) Appraising Apartments – The Basics – 7 hours CE Virtual
- (e) Appraising FHA Today - 7 hours CE Virtual
- (f) Current Issues in Appraising - 7 hours CE Virtual
- (g) Even Odder: More Oddball Appraisals - 7 hours CE Virtual
- (h) Fannie Mae Form 1004 MC, HVCC and More - 7 hours CE Virtual
- (i) How to Analyze & Value Income Properties - 7 hours CE Virtual
- (j) Introduction to Expert Witness Testimony - 7 hours CE Virtual
- (k) Land and Site Valuation - 7 hours CE Virtual
- (l) Made in America: Appraising Factory Built Housing - 7 hours CE Virtual
- (m) Mortgage Fraud: Protect Yourself - 7 hours CE Virtual
- (n) Private Appraisal Assignments - 7 hours CE Virtual
- (o) Relocation Appraisal is Different - 7 hours CE Virtual
- (p) REO and Foreclosures - 5 hours CE Virtual
- (q) Residential Report Writing - 7 hours CE Virtual
- (r) Risky Business: Ways to Minimize Your Liability - 7 hours CE Virtual
- (s) Sales Verification Principles, Procedures and Case Studies - 7 hours CE Virtual
- (t) The Art of the Addenda - 3 hours CE Virtual
- (u) The Cost Approach - 7 hours CE Virtual
- (v) The Dirty Dozen - 3 hours CE Virtual
- (w) The Evolution of Finance - 4 hours CE Virtual

**CE Classroom**

- (a) ERC: Techniques for Relocation Appraisals – 7 hours CE Classroom
- (b) 2010-2011 - National USPAP Update Equivalent – 7 hours CE Classroom
- (c) Risky Business: Ways to Minimize Your Liability – 7 hours CE Classroom
- (d) Sales Verification: Policies, Procedures & Case Studies – 7 hours CE Classroom
- (e) The Changing World of FHA Appraising – 7 hours CE Classroom

## CERTIFICATION/LICENSURE

Motion by Herbert Pritchett, second by Sam Blackburn and the Board voted to approve a total of six (6) individuals for certification/licensure.

- (1) Damon M. Barnes - Associate
- (2) Leigh E. Bolinger - Associate
- (3) John M. Dargo, Jr. – Certified Residential
- (4) Brian D. Flanagan – Certified General (Illinois)
- (5) Jeb S. Fuller – Certified General (Georgia)
- (6) Jason S. Rainey – Associate.

B. Damon M. Barnes – Individual applying for Associate license with prior conviction – Motion by Harold Brantley, second by Sam Blackburn and the Board voted unanimously to approve the Associate application of Damon M. Barnes. The certification list will reflect the approval.

## COMPLAINT

- A. Case Summary Flow Chart
- B. Dennis Badger – Report on the contractor activities.
- C. Dennis Badger discussed the submission of cases to the FBI. Larry Disney advised the Board that a group is being formed to start a suspicious activity report. Motion by Herbert Pritchett, second by Sam Blackburn and the Board agreed anyone that commits and admits to a violation of fraud will be reported to the FBI and/or federal authority. Jim Grawe advised the Board that they should not be self automating in giving records to the FBI. Motion was withdrawn. Motion by Sam Blackburn, second by Herbert Pritchett and the Board agreed a request must be made in writing for open records before documents are transmitted. Documents will be forward upon request.
- D. The Board was advised there have been a total of 19 cases filed for 2010.
- E. Case No. 09-10 – Motion by Sam Blackburn second by Harold Brantley and the Board voted unanimously to dismiss the case with a letter of caution.
- F. Case No. 09-58 - Motion by Sam Blackburn second by Harold Brantley and the Board voted unanimously to dismiss the case with a letter of caution.
- G. Case No. 09-42 - Motion by Sam Blackburn second by Harold Brantley and the Board voted unanimously to dismiss the case with a letter of caution.
- H. Case No. 09-24 – Motion by Herbert Pritchett, second by Sam Blackburn and the Board unanimously agreed to file a formal complaint and set for a hearing.
- I. Case No. 09-25 - Motion by Herbert Pritchett, second by Harold Brantley and the Board unanimously agreed to file a formal complaint and set for a hearing.

- J. Case No. 09-48 – Motion by Sam Blackburn, second by Harold Brantley and the Board unanimously agreed to dismiss the case.
- K. Case No. 09-56 – Motion by Sam Blackburn, second by Harold Brantley and the Board unanimously agreed to file a formal complaint and set for a hearing.
- L. Case No. 09-59 – Motion by Harold Brantley, second by Sam Blackburn and the Board unanimously agreed to file a formal complaint and set for a hearing.
- M. Case No. 09-53 – Mr. Charles Walton, III – Motion made by Sam Blackburn, second by Harold Brantley to rescind previous agreement with Mr. Walton and dismiss the case.

## MISCELLANEOUS

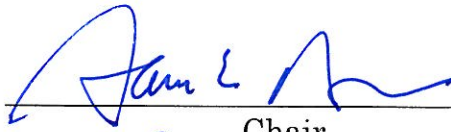
The Board reviewed:

- A. Budget ending March 2010
- B. The Board discussed offering a USPAP class in June. The Board agreed if several individuals' lacks completion of the National USPAP Update course, the Board will consider offering the course in June.
- C. Uniform reporting form for complaints
- D. Senate Bill 66
- E. The Board agreed to readdress the housing keeping Bill.
- F. Correspondence received from Marvin Dever
- G. Letter for Appraisal Institute
- H. Correspondence from Jim Martin & The Appraisal Foundation
- I. The Board agreed to schedule the September 24, 2010 Board meeting in Bowling Green, KY.
- J. A motion was made by Sam Blackburn, second by Harold Brantley and the Board agreed to award continuing education for participation of individuals at the September 24, 2010 Board meeting.

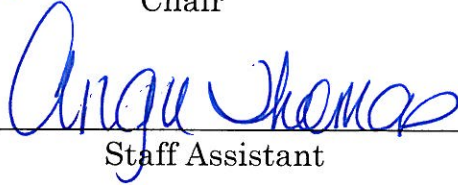
## NEW BUSINESS

The next Board meeting is scheduled for Friday, May 28, 2010 beginning at 9:00 at the Board office in Richmond, KY.

Motion by Herbert Pritchett, second by Harold Brantley and the Board voted unanimously to adjourn the meeting.

A handwritten signature in blue ink, appearing to read "Jan E. M.", written over a horizontal line.

Chair

A handwritten signature in blue ink, appearing to read "Angie Thomas", written over a horizontal line.

Staff Assistant